

Policy / Procedure

Title: Deed Restriction Compliance

Purpose: Maintenance of Deed Restrictions

Policy / Procedure:

Background and Authority: BSIA, Inc., Deed Restrictions, state: Burnt Store Isles (PGI Section 15) is a deed-restricted community, and the responsibility for enforcement of the deed restrictions was conveyed from PGI, Inc. to BSIA by signed agreement in 1985. These restrictions apply to all lots and homes, and all residents and lot owners are expected to conform. It is the intention to work diligently to enforce these deed restrictions whenever necessary. It is the responsibility of the Director of Community Standards, acting with the approval and support the Board of Directors, and the general membership to enforce this Deed Restriction requirements. This intention was reinforced by a vote of the general membership at the July 13, 2001, meeting of the Association.

Identification of non-compliance: The Director of Community Standards shall identify properties that are not in compliance with BSI Deed Restrictions. This effort may be supplemented by forming an expanded Community Standards Committee that is Chaired by the Director of Community Standards. The Director of Community Standards shall maintain a record of observations and actions taken by the Community Standards Committee, and routinely report these observations to the Board of Directors. Having identified properties that are not in compliance, the Director of Community Standards shall mail a written notice to the property owner. This notice shall indicate that a reply outlining a plan for correction is required within thirty (30) days. Upon receipt of the property owner's reply the Community Standards Committee shall determine if the response is appropriate to correct the noted condition. If so, the planned correction shall be recorded for future reference. In the event the property owner fails to respond or responds in a non-cooperative manner, the Director of Community Standards shall record the response and notify the BSIA Board of Directors of the circumstances. In the event the property owner disagrees with the findings of The Committee, he/she may appeal to the Board of Directors for further review.

Failure to comply: Property owners who fail to respond, or respond in a non-cooperative manner, shall be reported to the Board of Directors. Members of the Board of Directors having received notification of non-compliance shall observe the property in question and form individual opinions of the reported condition. The applicable issue will then be reviewed at the next meeting of the Board of Directors. If the majority of board members concur with the observations of the Community Standard Committee the property owner will be informed in writing, and that an acceptable plan for correction be submitted to the Board within thirty (30) days of the notification letter. In the event the referenced owner fails to comply, the Board of Directors may direct that appropriate legal actions be taken to enforce the deed restriction. The Board is authorized to publish information identifying noncompliant owners and properties in the BSIA Newsletter, thereby, informing the general membership of the situation.

Authority of approval:

Approved by BSIA Inc. Board of Directors, Date:

to Board Jan 2002

* Date will provide date ↑ for meeting in minutes